



Staff Report BZA16-007-VA

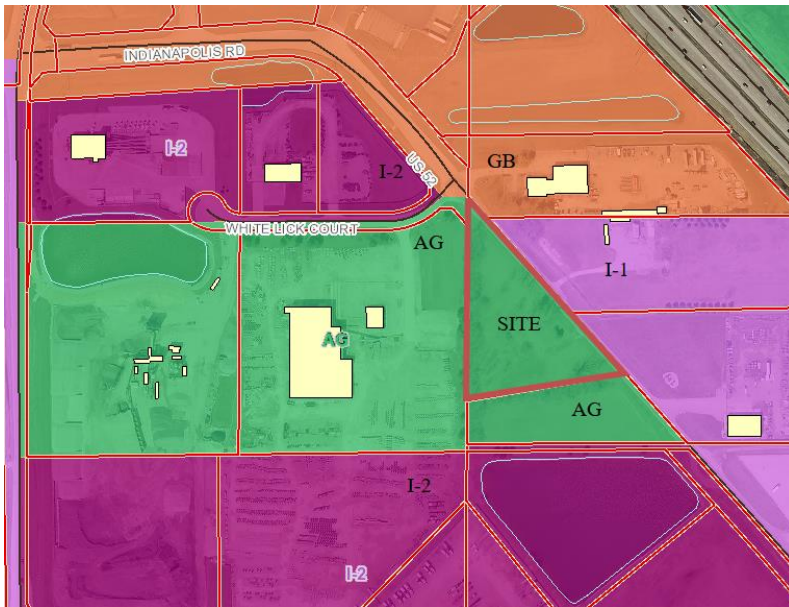
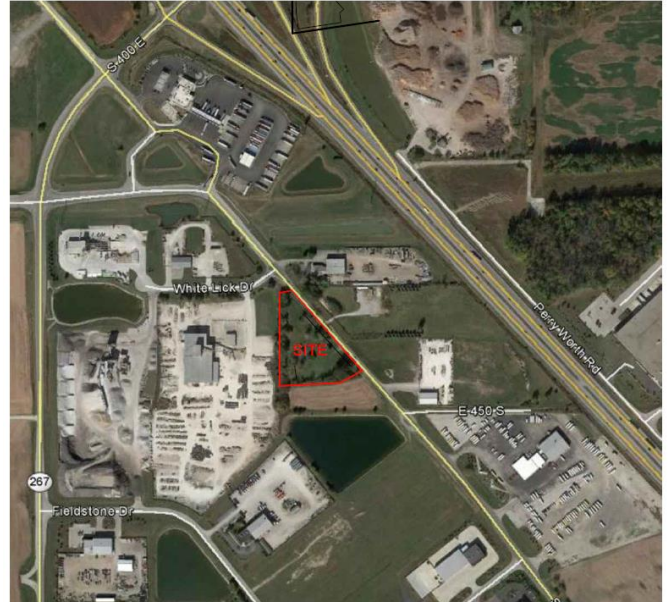
Indianapolis Road Truck Parking Variance

Docket BZA16-007-VA- Truck Parking Variance. The petitioner is requesting approval of a Use Variance to allow surface parking and storage area on the property. The subject property is currently zoned AG- agricultural, contains 3.09 acres, and is located just south of the intersection of White Lick Court and Indianapolis Road. The petitioner is Moench Engineering, P.C. and the property owner is Eldie Weber Limited Partnership.

History

The most recent transaction for the site is annexation from Worth back in 2005.

The AG zoned property is located north/east of the Perry Industrial Park and surrounded by a variety of zoned properties.



North: I-2
South: AG/ I-2
East: I-1
West: AG

Site Location and Proposed Development

The site is located just south of White Lick Court and Indianapolis Road, surrounded by the Perry Industrial Park. The project consists of utilizing the currently vacant lot into a truck parking lot for a residential basement concrete contractor. This project is the result of another project which was considered and voted on- a new concrete batch plant

located along South Indianapolis Road (PC16-023-DP which was approved at the October 17, 2016 Plan Commission Meeting).

The proposed parking lot and storage will be paved with asphalt and the petitioner will provide a perimeter fence. There will be no structures (garages, maintenance building, etc.) located at this site, just strictly storage of residential basement concrete vehicles. The repurposed site will improve existing drainage conditions.

The property is currently zoned AG- Agricultural. This zoning classification does not allow the proposed site to incorporate surface parking or storage.

Requested Variance

To allow the primary use of the property as surface parking and equipment storage in accordance with Chapter 4.4 of the Whitestown UDO that is otherwise not permitted within the AG zoning district.

UDO, Chapter 4.4. Parking and Loading Requirements

- I. SURFACE. All parking or loading areas for five (5) or more automobiles shall be developed in accordance with the following standards:
 - a. Parking and loading areas shall be graded and surfaced with an all-weather paving material such as asphalt, concrete, or other material that will provide equivalent protection against potholes, erosion, and dust. However, a gravel surface may be used for a period of not exceeding one (1) year after the date of issuing the Certificate of Occupancy where ground conditions are not immediately suitable for permanent surfacing as specified in this section.
 - b. All areas shall be striped and channelized as appropriate. Parking stalls shall be marked and access the lines clearly defined, including directional arrows to guide internal movement.

Decision Criteria

Per the Zoning Ordinance, *Section X.C.5.a(3)* the Board of Zoning Appeals shall use the following three decision criteria, consistent with the requirements of the Indiana Code IC 36-7-4-918.5, when taking action on all variance requests:

1. The variances will not be injurious to the public health, safety, morals, and general welfare of the community.

The proposed land use will not be injurious to the public health, safety, morals, and general welfare of the community as local standards to the screening, access to Indianapolis Road and drainage will be adhered to in the development of the new parking lot.

2. The use or value of the area adjacent to the property included in the variances will not be affected in a substantially adverse manner.

The subject parcel is located in an industrial area with existing outdoor storage of materials, equipment and over the road trucks. The proposed special use variance approval will be consistent with current land uses in the area therefore adjacent properties will not be adversely affected in use and value.

3. The need for the Use Variance arises from some condition peculiar to the property involved, and is more clearly described as...

The land is currently zoned light industrial and a special use variance is required for the proposed truck parking lot. The parcel size (3.0 acres) and triangular shape limit what can be developed on this parcel due to required setbacks, limits on access points, etc. Therefore, the proposed parking lot best utilizes developing this parcel.

4. The strict application of the terms of the Ordinance will continue the unusual and unnecessary hardship as applied to the property for which the variances are sought.

The current land zoning will not allow exterior truck parking. The truck parking is being relocated from another parcel along Indianapolis Road that is currently being proposed as a heavy industrial land use (concrete batch plant).

5. The approval does not interfere substantially with the Comprehensive Plan because...

The Comprehensive Plan shows, this area to be heavy industrial which is consistent with our proposed land use.

Staff Recommendations

Staff recommends that the Board of Zoning Appeals **approve with conditions** the use variance to allow outside storage of equipment on a paved lot with the following conditions:

Conditions:

1. *The variance only applied to the associated residential basement concrete vehicles as proposed.*
2. *The lot must be paved.*
3. *The petitioner is to install quality fencing around the property for screening and safety.*